

TITLE NO. 36894
 ESCROW NO. 10-0271-95
 TAX ACCT. NO. 310639

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

/EDNA LUCILLE BATES WHO ACQUIRED TITLE AS
 VERN ALLEN BATES AND EDNA MAE BATES, AS TENANTS BY THE ENTIRETY AS TO
 AN UNDIVIDED 1/2 INTEREST AND DALE J. BATES AND CLARA BELLE BATES, AS
 TRUSTEES OF THE DECLARATION OF TRUST EXECUTED JUNE 26, 1992, AS TO AN
 UNDIVIDED 1/2 INTEREST, Grantor,

conveys and warrants to

JOELLEN LOTITO, Grantee,

the following described real property free of encumbrances except as
 specifically set forth herein:

LOT 127 SPORTSMAN PARK THIRD ADDITION, ACCORDING OT THE OFFICIAL PLAT
 THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
 OREGON.

This instrument will not allow use of the property described in this instrument
 in violation of applicable land use laws and regulations. Before signing or
 accepting this instrument, the person acquiring fee title to the property
 should check with the appropriate city or county planning department to verify
 approved uses and to determine any limits on lawsuits against farming or forest
 practices as defined in ORS 30.930.

Encumbrances:

AGREEMENTS, EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD; GRANT OF
 RIGHT OF WAY IN INSTRUMENT RECORDED 11/8/55, VOLUME 279, PAGE 99;
 SETBACKS AS SHOWN ON DEDICATED PLAT.

The true consideration for this conveyance is \$5,250.00 (Here comply with
 the requirements of ORS 93.030*).

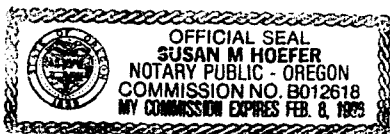
Dated this 15th day of DECEMBER, 19 95; if a corporate grantor,
 it has caused its name to be signed by order of its board of directors.

Vern Allen Bates
 VERN ALLEN BATES

Edna Lucille Bates
 EDNA LUCILLE BATES

Dale J. Bates Trustee
 DALE J. BATES, TRUSTEE

Clara Belle Bates Trustee
 CLARA BELLE BATES, TRUSTEE



STATE OF OREGON, County of LANE) ss.

This instrument was acknowledged before me on DECEMBER 15, 1995,
 by VERN ALLEN BATES, EDNA MAE BATES, DALE J. BATES, TRUSTEE and CLARA BELLE
 BATES, TRUSTEE /LUCILLE

Susan M. Hoefer
 Notary Public for Oregon

My commission expires: 2/8/96

VERN ALLEN BATES

GRANTOR'S NAME AND ADDRESS

JOELLEN LOTITO
 P.O. BOX 8053
 KLAMATH FALLS, OR 97602
 GRANTEE'S NAME AND ADDRESS

Until a change is requested
 all tax statements shall be
 sent to the following address:
 *** SAME AS GRANTEE ***

After recording return to:
 TITLE GUARANTY COMPANY OF OREGON
 299 EAST 18TH AVENUE
 EUGENE, OR 97401

34404

DEC 18 1995

34405

34404

TITLE NO. 34404
ESCHOW NO. 10-0711-95
TAX ACCT. NO. 110010

UNLAWFUL DEED -- DEED WITHIN
(UNLAWFUL DEED OR CORRECTION)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 18th day
of Dec A.D., 19 95 at 11:56 o'clock A.M., and duly recorded in Vol. M95
of Deeds on Page 34404.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Barbara Mullenday

THIS DEED WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF Klamath County, Oregon, on the 18th day of December, 1995, at 11:56 A.M., and duly recorded in Volume M95, Page 34404. The person executing this deed is duly qualified to do so, and the deed is in full compliance with the laws of the State of Oregon.

THE DEED WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF Klamath County, Oregon, on the 18th day of December, 1995, at 11:56 A.M., and duly recorded in Volume M95, Page 34404. The person executing this deed is duly qualified to do so, and the deed is in full compliance with the laws of the State of Oregon.

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